

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, March 28, 2017**

| PZ COMMISSION MEMBER | PRESENT | CITY STAFF PRESENT: | PRESENT |
|-----------------------------|---------|---------------------------------|---------|
| Chairman Lee Young | X | Wendy Howell, Planning Director | Absent |
| Commissioner Dana Hennis | X | Troy Behunin, Senior Planner | X |
| Commissioner Cathy Gealy | X | Trevor Kesner, Planner II | X |
| Commissioner Ron Herther | X | | |
| Commissioner Stephen Damron | X | | |

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. CONSIDERATION TO AMEND THE AGENDA

- a) Staff requests that the Commission amend the agenda to add Case No.'s 16-13-AN (Annexation) and 16-04-CPM (Comprehensive Plan Map Amendment) to the Public Hearing; and subsequently also add Case No.'s 17-03-ZC (Zone Change) and 17-01-S (Subdivision) to the Public Hearing.

Commissioner Gealy motions to amend the March 28, 2017 Planning and Zoning Agenda to add case No.'s 16-13-AN (Annexation) and 16-04-CPM (Comprehensive Plan Map Amendment) to the Public Hearing items; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for March 14, 2017.
- b) **16-04-S (Subdivision) – TNT Subdivision;** A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. **-Findings of Fact and Conclusions of Law**
- c) **17-01-CPMA (Comp Plan Map Amendment)** - Applicant, **Teco One, LLC** requests approval to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road. **-Findings of Fact and Conclusions of Law**

Commissioner Hennis motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. PUBLIC HEARING

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- a) **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review): J-U-B Engineers representing Coleman Homes, LLC: Applicant requests to annex approximately 111.18 acres into Kuna City with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. The site is located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.

Staff requested this item be tabled until April 11, 2017 – to correct a noticing infraction and also so that the final ACHD staff report can be included with the packet for the Commissioners consideration.

Commissioner Hennis motions to table Case No.'s 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) to the April 11, 2017 Planning and Zoning Commission meeting; Commissioner Gealy Seconds, all aye and motion carried 4-0.

- b) **16-13-AN, 16-04-CPM** - Troy Todd, Indian Creek Sports Annexation: Applicant requests a Comprehensive Plan Map Amendment, from High Density Residential to a Commercial designation and approval for annexation of approximately 5.4 acres into Kuna City with a C-1 (Neighborhood Commercial) zone.

Staff requests this item to be tabled until April 11, 2017 – to correct a noticing infraction.

Commissioner Gealy motions to table Case No.'s 16-13-S (Annexation) and 16-04-CPM (Comprehensive Plan Map Amendment) to the April 11, 2017 Planning and Zoning Commission meeting; Commissioner Herther Seconds, all aye and motion carried 4-0.

- c) **17-03-ZC, 17-01-S**- Caspian Subdivision: Applicant requests a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate gross density of 3.77 DUA. One parcel (S1235347050), is currently going through the annexation process, and has selected the R-6 zone.

Staff requests this item to be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.

Commissioner Hennis motions to table Case No.'s 17-03-ZC (Zone Change) and 17-01-S (Subdivision) to the April 11, 2017 Planning and Zoning Commission meeting; Commissioner Damron Seconds, all aye and motion carried 4-0.

Boy Scout Leader, Lance Warnick; 7325 S. Wild Horse Way, Nampa, Idaho, addressed the Commission. Mr. Warnick asked if the Commissioners could explain or clarify the processes for tabling items and why the Commission motions and votes on those; so, that the Scouts in audience could better understand what just happened.

C/Gealy thanked Mr. Warnick for bringing the Boy Scouts to the meeting. **C/Young:** Ultimately, the tabling of the three items that were on the agenda here are pending reports from Ada County Highway District. Since they focus on our roadway systems and have input on traffic patterns and sometimes they will commission some of these traffic studies that are part of what we consider a big piece of what we look at is there input on these; and if their report is not in our packet, it's incomplete and it doesn't give us a

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complete picture of what we should be looking at when these items come before us. **C/Hennis:** Especially when some of these items are large subdivisions where people are concerned with how much traffic it might bring to their neighborhood or an adjoining neighborhoods or schools and school busses that are affected. A lot of this revolves around traffic studies. So, they're very important as to what our information is as well as the neighbors to that property. And also, part of what we had to deal with on a couple of these cases was that there were a couple of noticing errors which means that a sign either had the wrong date or someone did not get the proper information in mail or the neighborhoods or whoever else. Why that is important is everyone must have their opportunity to review the information, review the impacts to their neighborhoods, their business or whatever and be able to give us their input as to whether they feel it is a negative or positive for our community.

An audience member asked about the possibility of the case on Deer Flat being tabled again without sending a notice.

C/Young: In regards to the case you are speaking of; it has been a very long time that we have been waiting for Ada County Highway Districts response on this. Other agencies have all weighed in but we are waiting on them and we are kind of at their mercy. And if it is not complete, then we can't really look at it or weigh in on it without that response packet. I am assuming it will be done by then, but I cannot guarantee that they will have their due diligence done that time.

The audience member is a neighbor to the property and is concerned about the amount of traffic that the project will generate.

C/Gealy: Just so you understand we are not in the public hearing.

The audience member continued to voice his concerns.

C/Young: And that is exactly why we wait, and we wait for this report to come in. And we won't do it until it comes in and we have a full vetting of the traffic impact study and we have all of the information before we do a hearing. We do appreciate your input and we would be happy to hear it in the public hearing. But since we are not having a public hearing... **C/Damron:** One of the hardest things about notifications is they [City staff] will wait, and if this report doesn't come in until 3:00 or 4:00 O'clock on Tuesday, and we have the report and assess it and put it in our packet to look through it... they had no time to notify you. So, it is kind of difficult. I didn't even have this agenda until I came in tonight. **C/Young:** I think April 5th is the date when Ada County Highway District is looking at it for their approval, and that is why the date of April 11th, 2017 was placed here. **C/Hennis:** And April 11th is the next scheduled Planning and Zoning Commission meeting. **C/Young:** We appreciate you being here and giving us your input. That is why it is important for us to be in a public hearing so you can voice your concerns on the public record. **C/Gealy:** Thank you for coming this evening. We hope to see you on the 11th.

COMMISSION REPORTS AND DISCUSSION

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C/Hennis: I would like to bring up a couple of points that I think we need to consider as Planning and Zoning Commissioners. We've been brought a lot of subdivisions lately where ... we are hearing of more and more of them that are about to come in. Just to put it out there; it seems like everything that is coming in as R-6 or R-12. We have always tried to design our City here ...and we've had several citizens bring it up to us is that we are trying to create a varied housing market; like R-1 or R-12 or even up to R-20 if it is appropriate. It seems as though we have been pigeon-holed into these subdivisions lately that have a very common theme. I think as Commissioners, we need to think about how we want to direct this; because the first few ...yeah, ok, it's not a big deal. But we're getting bigger ones and more of them now, and I have had people tell me lately that there is a nice housing market out there up to like \$100,000 and then there is the \$500,000 homes and above. But there is a lack of housing in the middle ground of \$250,000 to \$300,000 with larger homes and maybe a half-acre to an acre lots. Some of this stuff is what citizens have brought to our attention during these public hearings and I think we want to think about how we can kind of direct the housing market in our city because the citizens are asking for it, our comp plan has tried to outline it and all this stuff. So, I think we need to be conscious of all of these R-6's is common; extremely common. I think we want a little more diversity in our city for housing. Those are just my thoughts. Like I said, I have friends that have been looking for houses lately and they can't find them in the market. They are looking for them, but they can't find them anywhere out in the valley. I think it is something that would be sought after and it would also separate us from some of the other markets where they are just jamming as many houses in these as they can. Just something to think about.

C/Damron: I think we need to be thinking too about our traffic patterns. I'm not in full trust of Ada County Highway District on how they are doing their traffic studies. I'm looking at some of these subdivisions that are coming in for us to approve and the plans to expand those roadways are like ten for fifteen years down the line and it is going to take them fifteen years to get it but in the interim, there are people in there and they are using those roadways. So, to me, we have to be really cognizant of those traffic patterns when we do approve those, what is the impact going to be before they expand those roads? And like the gentleman said -We have this one on Deer Flat and we've got the one down the road. So, the traffic is just going to increase dramatically as those go in. **C/Hennis:** And even though these subdivisions with their build-out in ten years or twenty; that is pending the market. So, it could go faster or slower. I mean we don't know, but still you have phase 1 and phase 2 ... build out might be 7 but they might get half of it put in fairly quickly. **C/Damron:** I mean, if you look at two hundred homes going in, that's four hundred cars or even more in that subdivision. So, I don't know what we as Commissioners can do about their reports to help us... me alleviate my worries about the traffic. **C/Hennis:** Maybe we need to take a more active part in the timelines of their build-out phasing versus proposed enhancements of the traffic to make sure they coordinate a little bit more. We have always brushed it off to ACHD; we use their report and their findings and their guidelines. Maybe we just need to review that a little deeper in the packets.

C/Gealy: I don't think that ACHD is going to make plans for developing infrastructure until there is a need for it. But as these developments come in, they will take that into account and they will put it in their plan, but they can't really start building roads until there are cars that will use them. Until the houses are already built and then there is a demand for it. Because they are a public entity, they cannot just build in anticipation of the growth that might occur; they will always be playing 'catch up', and so will we. It makes it very tricky. **C/Young:** Right. You've got a developer putting out millions of dollars for infrastructure -and then suddenly, if the market changes... they can't build anything. They have to look at where the impact is, and the lights, and is it a twenty year build out or is it a five year build out?

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C/Hennis: Well, and I think that is something that we need to look at; some of these that are built too far out or even ...let's just say Deer Flat and trying to deal with the traffic for five years while they do their build out is going to be a bear. But, yeah, there is only so much we can do.

C/Damron: In the news, the County Commissioners are extremely despondent by the way the Ada County Highway District dealt with all the snow, and are now dealing with the road repairs. And listening to one of the Commissioners; their thought was to just abolish it [Ada County Highway District]. So, if they just abolish it, who picks that up? The cities do.

C/Gealy: Exactly! **C/Damron:** So, we have got to be thinking, if they do abolish it, then that is something we are going to have to deal with. **C/Hennis:** That is a good point. I.T.D. (Idaho Transportation Department) also had some problems with their roads this year too.

C/Gealy: As far as densities; I would like us to continue to look for transitions. I think there is a ... clearly, there is a market for R-6 because that is what they build. But much of what we are seeing is actually more like R-3; but I would like us to be a little more sensitive to the people that are already here. And when you have a ten-acre lot with ... what did they say?... either eight or ten neighbors with an R-6, that is ... I think we can do better. So, if someone comes in and wants to do an R-6, they can do an R-6 in part of their development, depending on the size of it and maybe a part can be R-12, and then maybe another part can be R-1. We can have more diversity in the developments though.

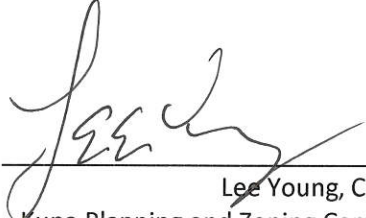
C/Damron: In the comp plan, it has the 'city centers' in certain areas and districts through the city. We are going to have to look at that, or as people look at the new comp plan, how do we designate that to where we can do the R-1's on the outlying areas where people want to get away and live kind of out, and then bring those higher densities maybe closer to those city centers as opposed to all of that R-6 and R-9 moving further and further out to where we have high density housing all the way up to Columbia and then start designating it out. That is too tight for the way that I think people want to live out here.

C/Hennis: Yeah, and we have heard that voice from a lot of our citizens at public hearings too.

C/Young: Any other thoughts?

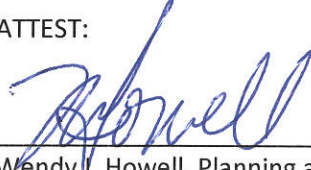
4. ADJOURNMENT

Commissioner Hennis motions to adjourn at 7:12 PM; Commissioner Gealy Seconds, all aye and motion carried 4-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy J. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department